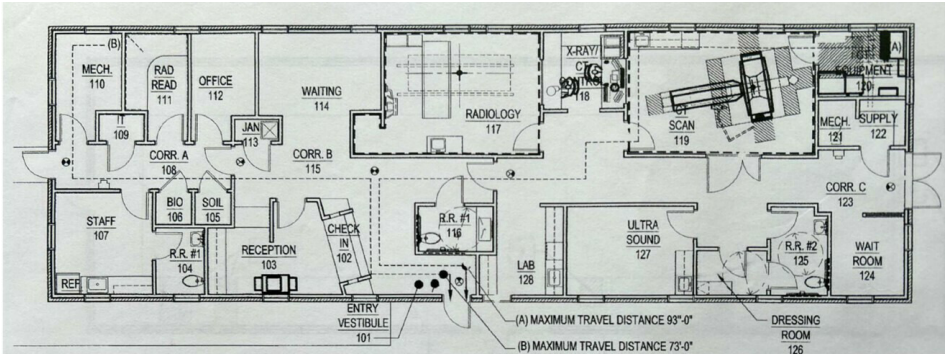
Office/Medical For Lease

Great Smithfield Location!

202 Gumwood Drive Smithfield, VA 23430





OFFERING SUMMARY

Lease Rate:	$28 SF/yr (NNN)
Building Size:	3,000 SF
Available SF:	1,500 - 3,000 SF
Lot Size:	0.08 Acres
Year Built:	2008

PROPERTY HIGHLIGHTS

- 3,000 square feet available in a Class B single-story office building
- Built in 2008 with a modern, well-maintained setting ideal for medical or traditional office use
- Straightforward layout designed to support efficient day-to-day business operations
- Clean, functional professional workplace in the established Smithfield office market

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PROPERTY DESCRIPTION

Positioned at 202 Gumwood Drive, this Class B office building offers a professional single-story leasing opportunity in Smithfield. Built in 2008, the property presents a modern office setting suited for a range of users seeking functional space in a well-maintained office environment.

With 3,000 square feet available and negotiable lease terms, the building provides flexibility for tenants evaluating practical office occupancy options. Its office building format supports efficient day-to-day operations, while the established construction and straightforward layout create an appealing setting for businesses seeking a clean, professional workplace.

LOCATION DESCRIPTION

Located in Smithfield, the property offers a setting within one of Hampton Roads' most distinctive small-town communities. The area is known for its historic downtown character, local shops, and waterfront appeal along the Pagan River, creating an appealing environment for office tenants seeking a professional location with a strong sense of place.

Smithfield also benefits from its position in Isle of Wight County, with access to regional business communities across the greater Hampton Roads market. Nearby points of interest include Historic Downtown Smithfield, Windsor Castle Park, and the Smithfield Station area, all of which contribute to the town's established identity and everyday convenience.

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